

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Commissioner _____

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF SIX (6) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0201, 0403, AND 0404, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$12,500.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER MATT KUHN.

WHEREAS, Shelby County has acquired six (6) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0201, 0403, and 0404, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said six (6) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned Six (6) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0201, 0403, and 0404, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$12,500.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of six (6) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0201, 0403, and 0404. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these six (6) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

EXHIBIT “A”

Exhibit #	Tax Sale	WBP	Address Lot Size	Zoning Code	Total Taxes And Fees	Purchaser	Evaluation	Sales Price	Planned Use
3593	0201	02907400000010	Midland Avenue 37’ x 150’	R-D	\$1,899.57	Gerald A. Clayborn	\$2,000.00	\$1,600.00 Vacant Lot	Expand Property Size
5533	0403	040027000000290	1276 Smith Avenue 50’ x 85’	R-D	\$9,967.31	Bennye Perkins Hamilton	\$1,800.00	\$1,800.00 Vacant Lot	Expand Property Size
6013	0403	041054000000210	2232 Lyon Avenue 40’ x 120’	R-D	\$6,453.67	Trustees New Bethel Missionary Baptist Church	\$1,800.00	\$1,800.00 Vacant Lot	Church Property
8007	0403	050017000000120	2099 Rile Street 50’ x 103’	RS-6	\$11,365.16	Lillie Whitelo	\$2,000.00	\$1,800.00 Vacant Lot	Expand Property Size
9690	0403	060072000000190	1390 Lyceum Road 56’ x 100’	R-D	\$7,991.03	Malcolm Williams	\$2,000.00	\$2,000.00 Vacant Lot	Investment Property
14622	0404	084004000000120	Reynard Road 100’ x 173’	RS-6	\$2,361.84	Trena Irvin	\$4,000.00	\$3,500.00 Vacant Lot	Investment Property

6 Properties

Total \$12,500.00

Ward 29



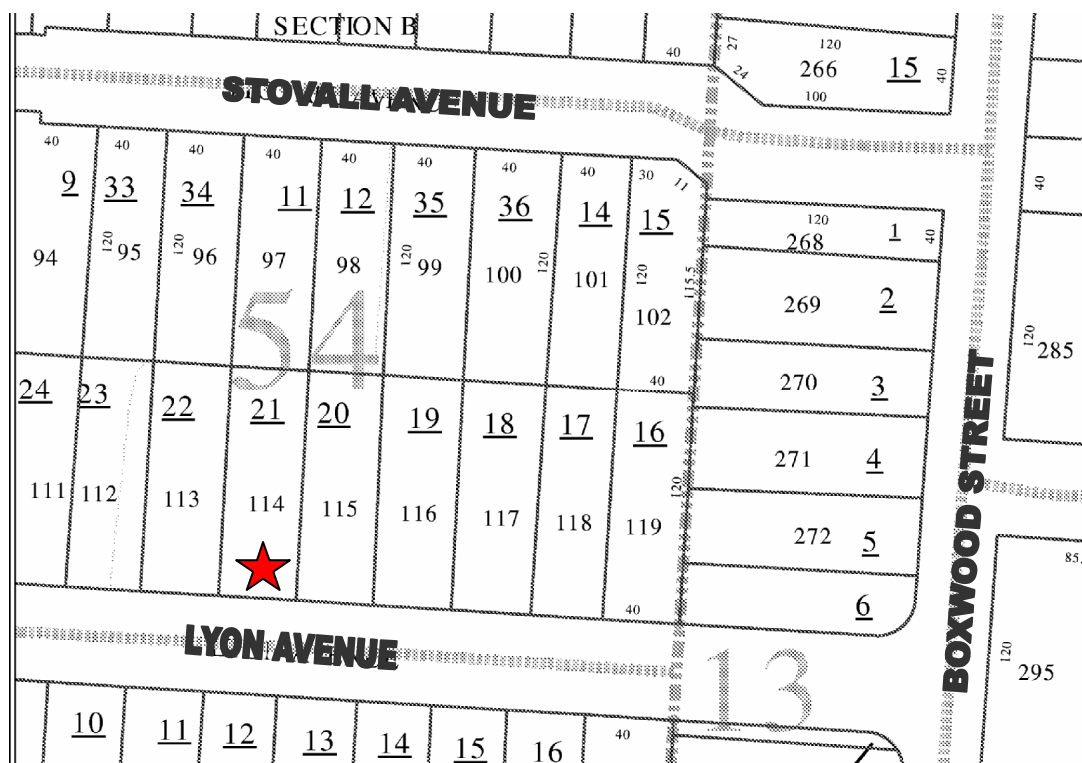
029 0740 0 00001 0

Ward 40



040 0270 0 00029 0

Ward 41



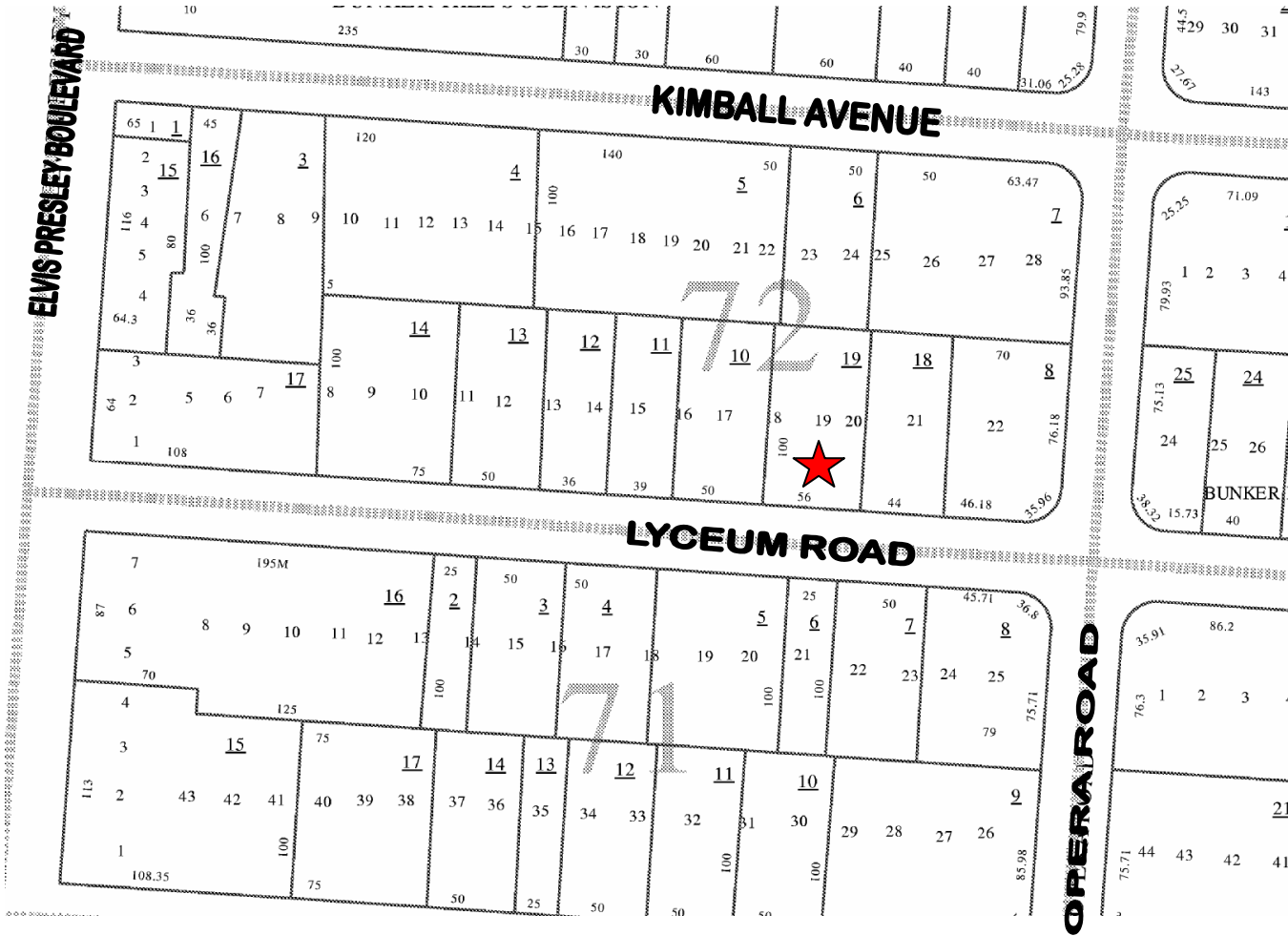
041 0540 0 00021 0

Ward 50

RIVERSIDE DRIVE		17 6 <u>32</u>	63 9	RILE STREET		74 <u>49</u>	12
		5 <u>31</u>	64 <u>10</u>			73 <u>48</u>	126
		4 <u>30</u>	65 <u>11</u>			72 <u>47</u>	127
		3 <u>29</u>	★ 66 <u>12</u>			71 <u>46</u>	128
		2 <u>28</u>	67 <u>13</u>			70 <u>45</u>	129
		1 <u>27</u>	68 <u>14</u>			69 <u>44</u>	130
		6 <u>26</u>	7 <u>15</u>			15 18 <u>43</u>	19
RIVERVIEW SUBDIVISION		5 <u>25</u>	8 <u>16</u>			17 <u>42</u>	20 <u>3</u>
		4 <u>24</u>	9 <u>17</u>			16 <u>41</u>	21 <u>34</u>
		3 <u>23</u>	10 <u>18</u>			15 <u>40</u>	22 <u>35</u>
		2 <u>22</u>	11 <u>19</u>			14 <u>39</u>	23 <u>36</u>
		1 <u>21</u>	12 <u>20</u>			13 <u>38</u>	24 <u>37</u>
WEST DAVANT AVENUE							

050 0170 0 00012 0

Ward 60



060 0720 0 00019 0

Ward 80

FRAYSER RALEIGH ROAD



080 0040 0 00012 0